

To be completed by Planning Office:

Date Filed:

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Planning Board
TOWN OF MONTAGUE
One Avenue A, Turners Falls, MA 01376

FORM A

**APPLICATION FOR A DETERMINATION OF PLANNING BOARD JURISDICTION AND FOR
ENDORSEMENT THAT PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL
LAW IS NOT REQUIRED**

Please file one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 3.2 of the Rules and Regulations Governing the Subdivision of Land in the Town of Montague, along with a mylar plan, four (4) prints **and a PDF (on disc or by email)**.

Date: _____

To the Planning Board of the Town of Montague:

The undersigned, believing that the accompanying plan of land in the Town of Montague does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Applicant: _____ Owner: _____

Address: _____ Address: _____

Phone/email: _____ Phone/email: _____

Plan prepared by: _____ Dated: _____

Contact: _____ Phone: _____

Plan title: _____

Deed of Property Recorded in the Franklin County Registry of Deeds in Book _____, Page _____ or Land Court Certificate of Title No. _____, registered in _____ District Book _____, Page _____ and Town of Montague Assessor's Map _____ Lot _____

Location and Description of Property: _____

Applicant believes that Planning Board approval is not required for the following reasons:

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Montague Zoning By-laws under **Section** _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:

- (a) a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____; or
- (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
- (c) a private way in existence on August 19, 1968; the date when the subdivision control law became effective in the Town of Montague having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____

☐ The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the Montague zoning by-laws under Section _____, which requires _____ feet.

☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to August 19, 1968, the date when Subdivision Control Law went into effect in the Town of Montague and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows: _____

☐ Other reasons or comment: (See M.G.L., Chapter 41, Section 81-L) _____

Applicant's signature _____

Signature of Owner, if different from applicant: _____

Accepted by Planning Department for filing:

Received by Town Clerk (time & date stamp):